



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Marilyn McGrath, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: MARCH 9, 2022

In attendance = X

Alternate Seated = S

Partial Attendance = P

Excused Absence = E

Tim Malley
Chair X

Ed Van der Veen
Vice-Chair X

Elliott Veloso
Secretary X

Jordan Ulery
Member X

Dillon Dumont
Member X

William Collins
Member E

Victor Oates
Alternate X

Michael Lawlor
Alternate X

Marilyn McGrath
Select Rep. E

David Morin
Alt. Select. Rep. X

Brian Groth
Town Rep. X

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- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
 - II. PLEDGE OF ALLEGIANCE
 - III. ROLL CALL
 - IV. SEATING OF ALTERNATES
 - Mr. Oates seated for Mr. Collins.
 - V. OLD BUSINESS

- A. Bluebird Self Storage Site Plan
SP# 17-21

196, 200, & 202 Central Street
Map 176/Lots 021, 022, & 023

Purpose of Plan: to propose a 39,338 square-foot self-storage building with associated parking, drives, utilities, and stormwater ponds. Continuance of hearing.

Mr. Dumont recused himself @ 7:02 p.m. Mr. Lawlor seated at 7:02 p.m.

Bridget Souza from Keach-Nordstrom Associates presented.

WAIVER GRANTED:

Mr. Van der Veen moved to grant a waiver from **§276-11.B(4)(b)**, approval block location, based on the Board's discussion, the testimony of the Applicant's

representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. All in favor – Motion carried 7/0/0.

Mr. Veloso moved to approve Non-Residential Site Plan, Bluebird Self Storage, Map 176 Lots 21, 22, & 23, 196-202 Central Street, Hudson, New Hampshire; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for Bluebird Self Storage LLC, 125 Ocean Road, Greenland, NH 03840; consisting of 23 sheets with an additional cover page and notes 1-43 on Sheet 1; dated December 20, 2021, last revised February 28, 2022; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. All improvements shown on the Plan, including notes 1-43 on Sheet 1, shall be completed in their entirety and at the expense of the applicant or the applicant's assigns.
3. Prior to the issuance of a final certificate of occupancy, an LLS Certified "as-built" site plan shall be provided to the Town of Hudson Land Use Division, confirming that the site conforms to the Plan approved by the Planning Board.
4. A cost allocation procedure (CAP) amount of \$29,503.50 shall be paid prior to the issuance of a Certificate of Occupancy.
5. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
6. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
7. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
8. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

Motion seconded by Mr. Ulery. All in favor – Motion carried 7/0/0.

Mr. Dumont reseated at 7:08 p.m. Mr. Lawlor seated back as an alternate.

B. Friars Drive Site Plan
SP# 10-21

Friars Drive/161 Lowell Rd.
Map 209/Lot 001-000

Purpose of plan: to show a proposed 504,000 SF single-story state-of-the-art industrial facility with 104 loading doors on two sides, 362 car parking spaces and 71 trailer spaces. Continuance of hearing.

Mr. Van der Veen made a motion to authorize the Chairman to reopen public input on the matter (real estate studies).

Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.

Morgan Hollis, Attorney from Gottesman & Hollis presented with Hayley Palazola of GFI Partners.

Public input opened at 7:25 p.m.

Rob Brown, 5 Hickory Street – Wanted a continuance due to the fact that the residents didn't receive the peer review prior to the meeting.

Town Planner Groth noted that the study was available on the Town's website.

James Crowley, 4 Fairway Drive – Wants public input re-opened to all topics. Reads from a study and opines that this project will have a negative impact on property values.

Paige Schaller, 213 Fox Hollow Drive – disagrees with findings of property value studies and the use of the Reeks study from Hillwood proposal.

John Dubuc, 11 Eagle Drive – Notes that peer review of Hillwood proposal pointed out weaknesses in Hillwood property studies, believes estimates are unreliable.

Public Input closed at 7:39 p.m.

Mr. Oates moved to continue the public hearing for the site plan application SP# 10-21 for the Friars Drive Industrial Facility at 161 Lowell Road; Map 209/Lot 001-000, to date certain, March 23, 2022.

Motion seconded by Mr. Van der Veen. Motion carried 6/1/0 (Velooso against).

VI. ADJOURNMENT

Motion to adjourn by Mr. Dumont. Seconded by Mr. Velooso. All in favor – motion carried 7/0/0.

Meeting adjourned at 7:50 p.m.

Elliott Veloso
Secretary

These minutes are in draft form and have not yet been approved by the Planning Board.

Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television).